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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADM1NISTRATION AND URBAN DEVELOPMENT DEPARTMENT

VARIATION TO THE VGTMUDA, VIJAYAWADA FOR CHANGE OF LAND USE FROM INDUSTRIAL USE ZONE TO RESIDENTIAL USE ZONE IN OBULANAIDUPALEM VILLAGE, GUNTUR MANDAL AND DISTRICT.

[G.O.Ms.No. 456, Municipal Administration & Urban Development, 20th October, 2010.]

In exercise of the powers conferred by sub-section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Ankireddypalem, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 522, Part-I, dated 24-09-2010 as required by sub-section (3) of the said section.

VARIATION

The site under reference measuring to an extent of 57538.22 Sq.mts. is falling in D.Nos. 476(P), 483(P), 486(P), 488(P) and 489 (P) of Obulanaidupalem Village, Guntur (M&D). The boundaries of which are given in the schedule below and which was earmarked for Industrial Use in the Zonal Development Plan of Ankireddypalem sanctioned in G.O.Ms.No. 681, M.A., dated: 29-12-2006 is designated for Residential Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No.08/2010/ARP/GNT which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, Subject to the following conditions:

(a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

(b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

(c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

(d) the change of land use shall not be used as the proof of any title of the land.

(e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

(f) the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.

(g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

(h) that the applicant shall maintain a Green Buffer of 30 feet between industrial and designated Residential Uses.

SCHEDULE

NORTH: Existing field channel falling in D.Nos. 476(P) & 483 of Obulanaidupalem Village, Guntur (M&D)

SOUTH: Existing 46’-0” wide donka falling in D.Nos.166 and 476(P), 488(P) & 486 of Obulanaidupalem Village, Guntur (M&D)

EAST : The site falling in D.Nos. 488(P), 487, 486 & 484(P) of Obulanaidupalem Village, Guntur (M&D)

WEST : The site falling in D.Nos. 487(P), 479(P) of Obulanaidupalem Village, Guntur (M&D)

T.S. APPA RAO,
Principal Secretary to Government(UD).

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